



Special Exception Review

BROAD & WASHINGTON

City of Falls Church, VA

November 20, 2019

Revised : April 03, 2020

Revised : August 10, 2020

Revised : December 16, 2020

OWNER

Broad & Washington LLC
4601 N. Fairfax Dr., Ste 1150
Arlington, VA 22203
Contact: Maury Stern

DEVELOPER

Insight Property Group LLC
4601 N. Fairfax Dr., Ste 1150
Arlington, VA 22203
Contact: Maury Stern

ARCHITECT

Mushinsky Voelzke Associates
1200 G Street NW, Ste 250
Washington, DC 20005
Contact: Jim Voelzke

CIVIL ENGINEER

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive, Suite 500
Herndon, VA 20171
Contacts: John Lutostanski,
Matt Tauscher

TRAFFIC ENGINEER

Gorove/Slade Associates, Inc.
3914 Centreville Road, Ste 330
Chantilly, VA 20151
Contact: Chad Baird

LAND USE ATTORNEY

McGuireWoods LLP
1750 Tysons Blvd, Ste 1800
Tysons Corner, VA 22102
Contact: Scott Adams

LANDSCAPE ARCHITECT

Parker Rodriguez Inc.
101 N. Union St. Suite 320
Alexandria, VA 22314
Contact: Trini Rodriguez

MARKET RESEARCH CONSULTANT

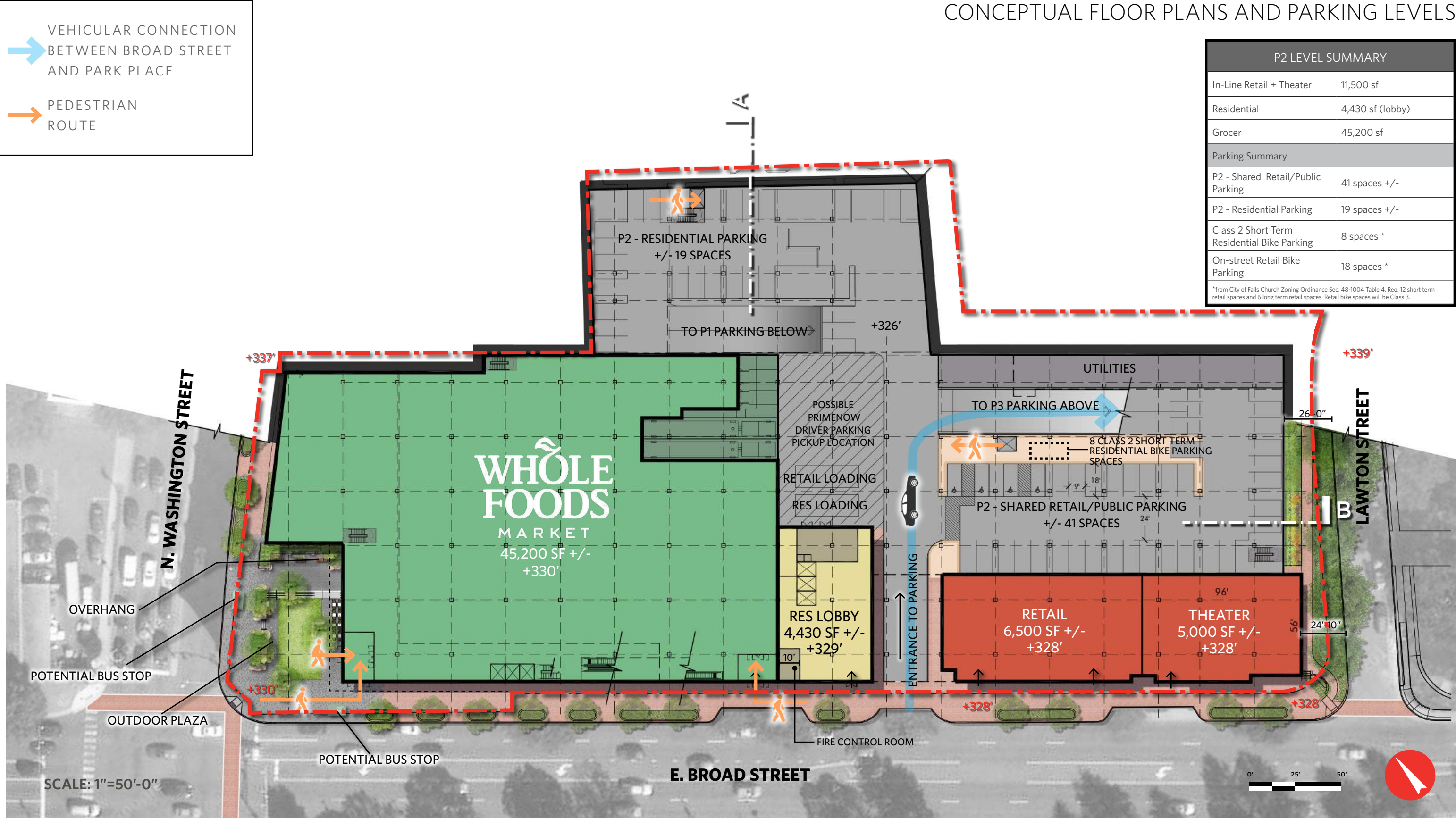
RCLCO
7200 Wisconsin Avenue
Suite 1110
Bethesda, MD 20814
Contact: Leonard Bogorad

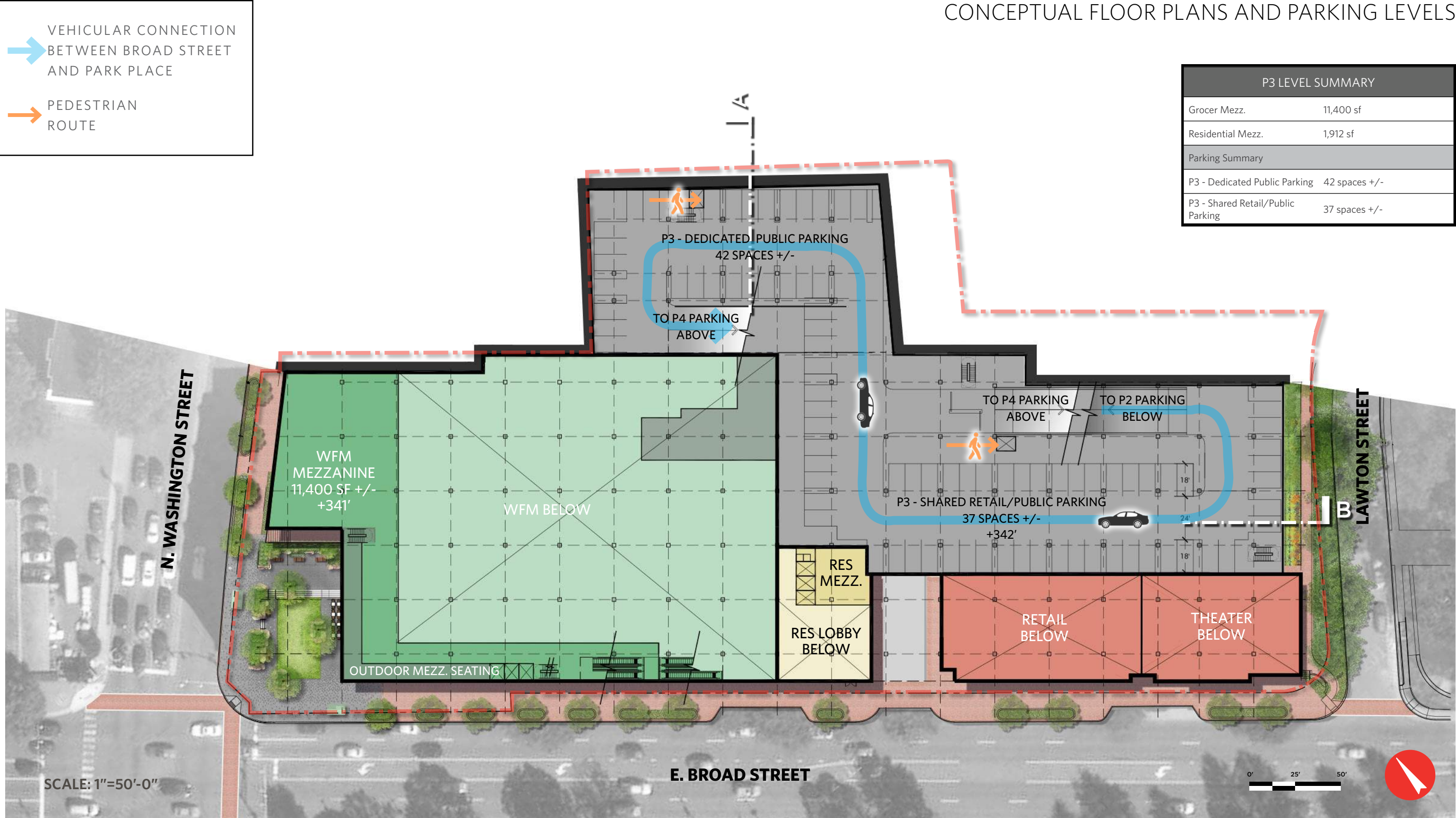
PARKING CONSULTANT

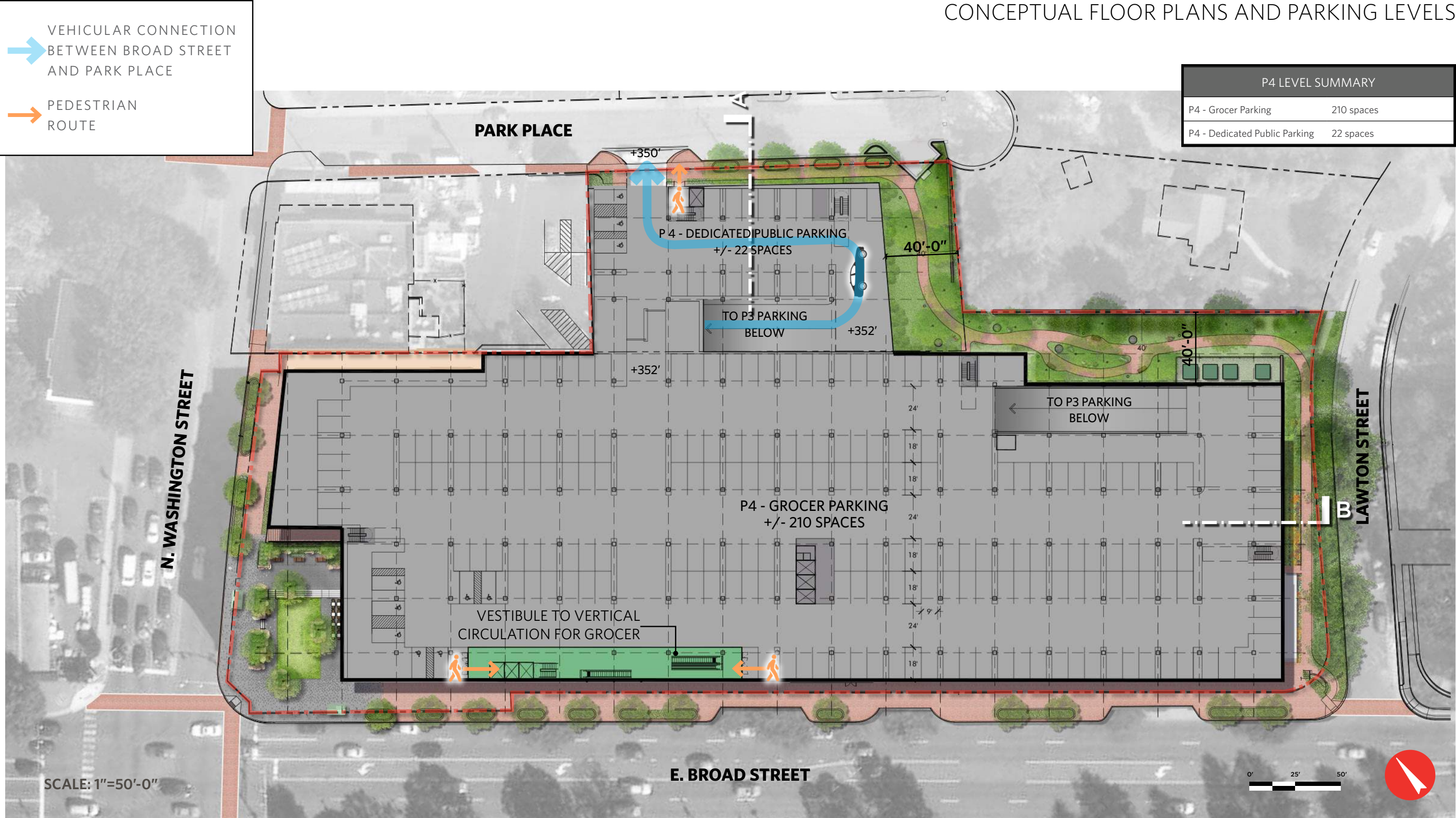
Walker Parking Consultants
565 E. Swedesford Road, Suite 300
Wayne, PA 19087
Contact: Michael P. Albers, PE

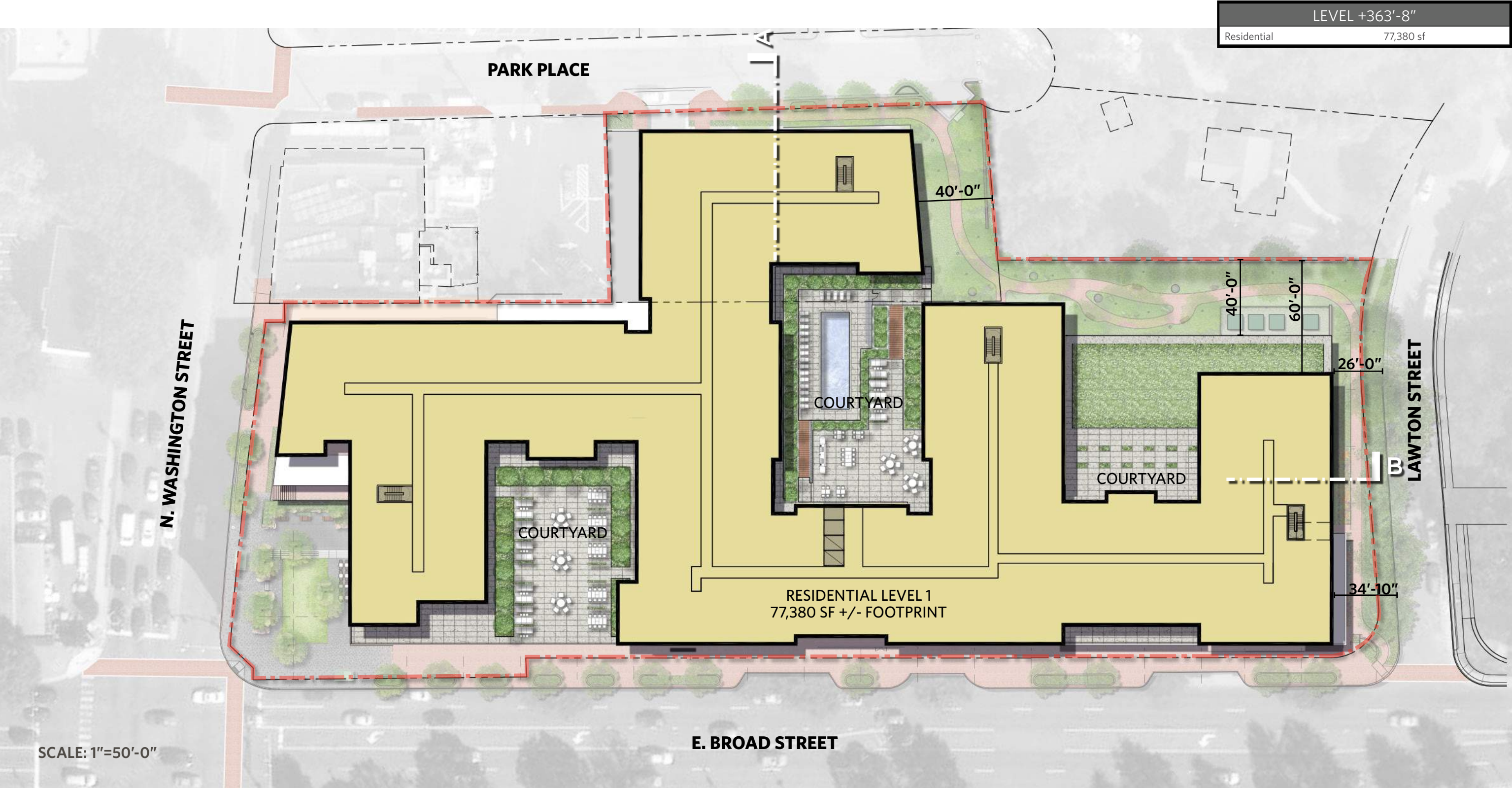


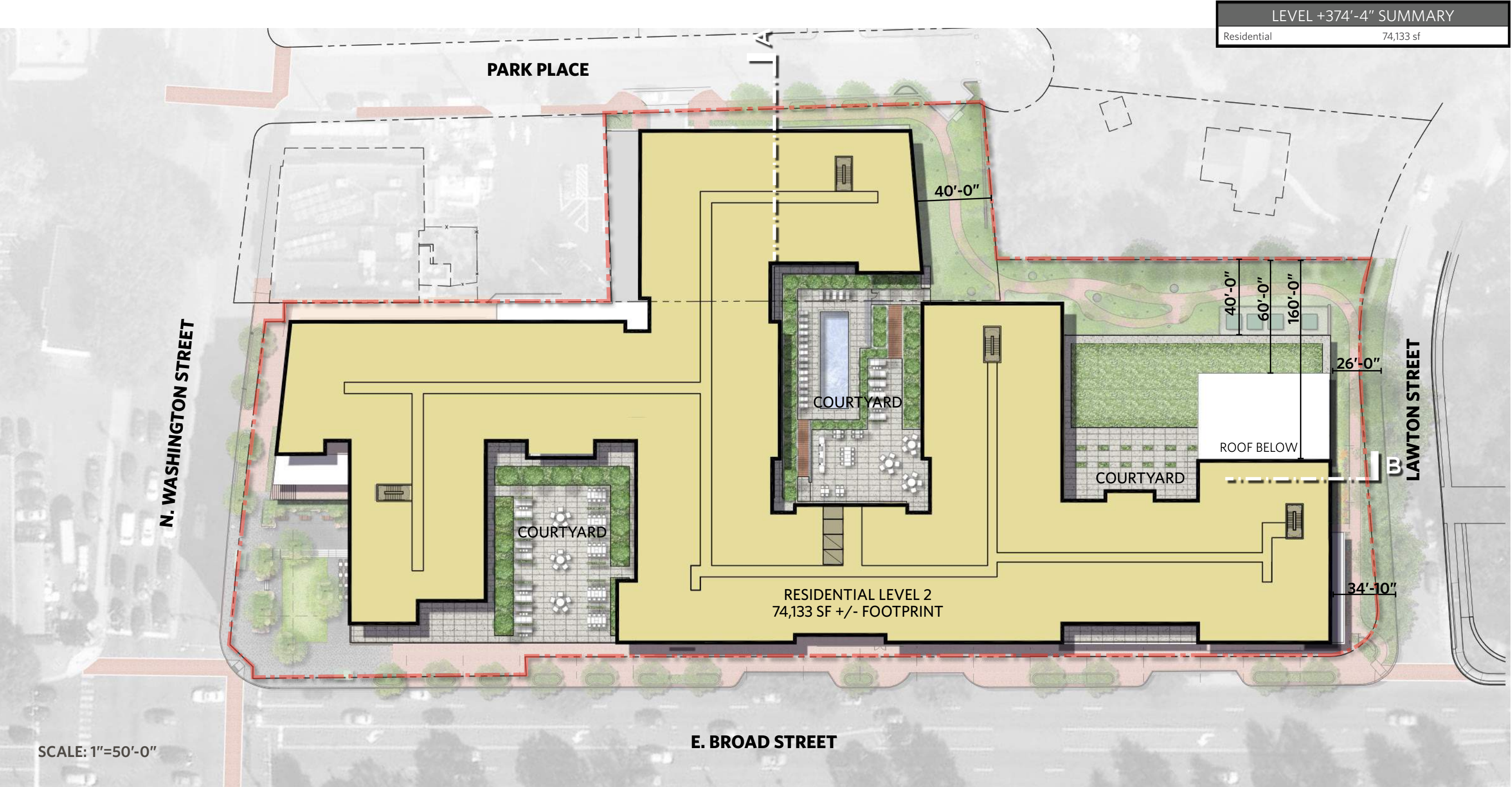
CONCEPTUAL FLOOR PLANS AND PARKING LEVELS

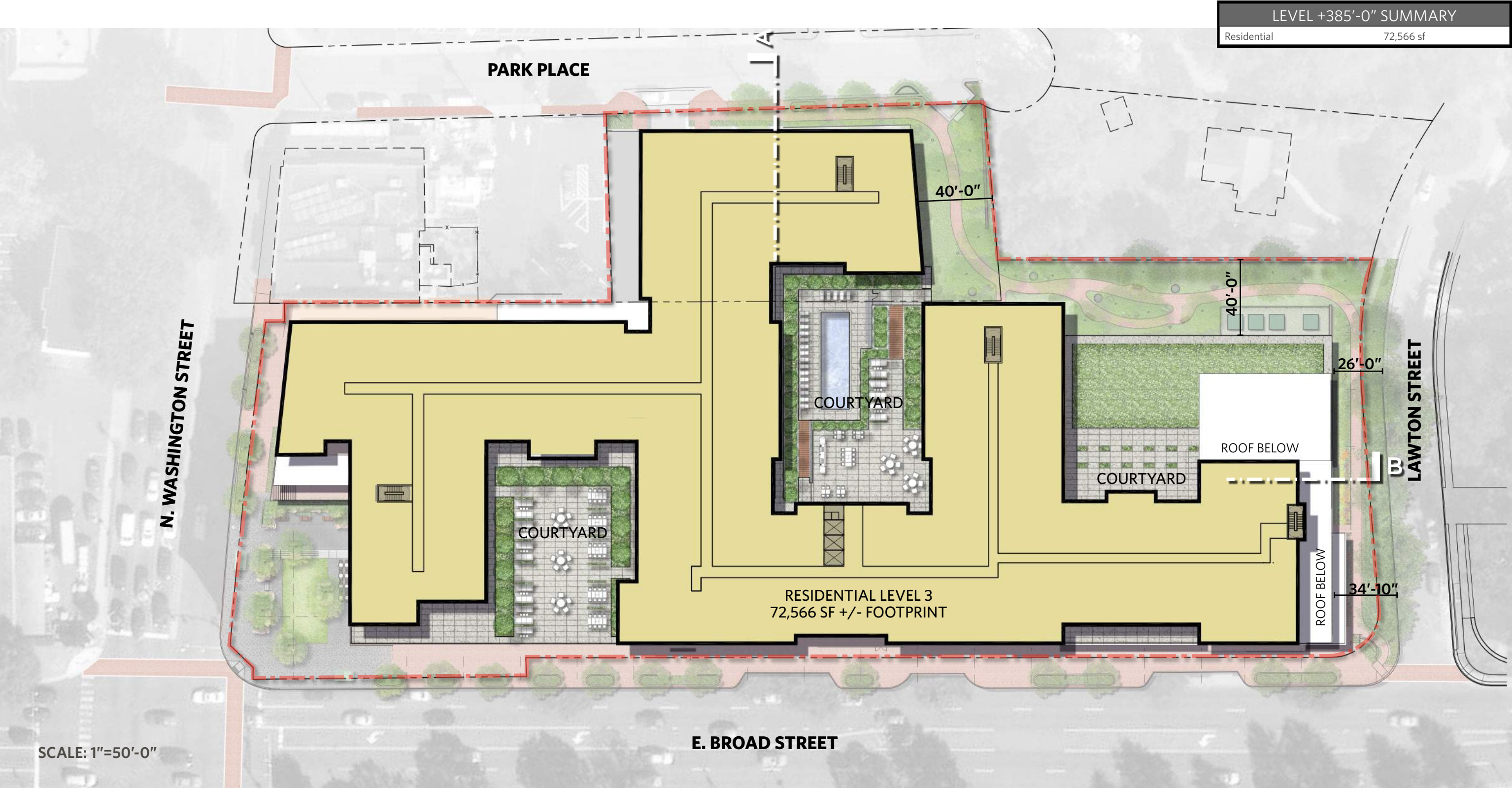


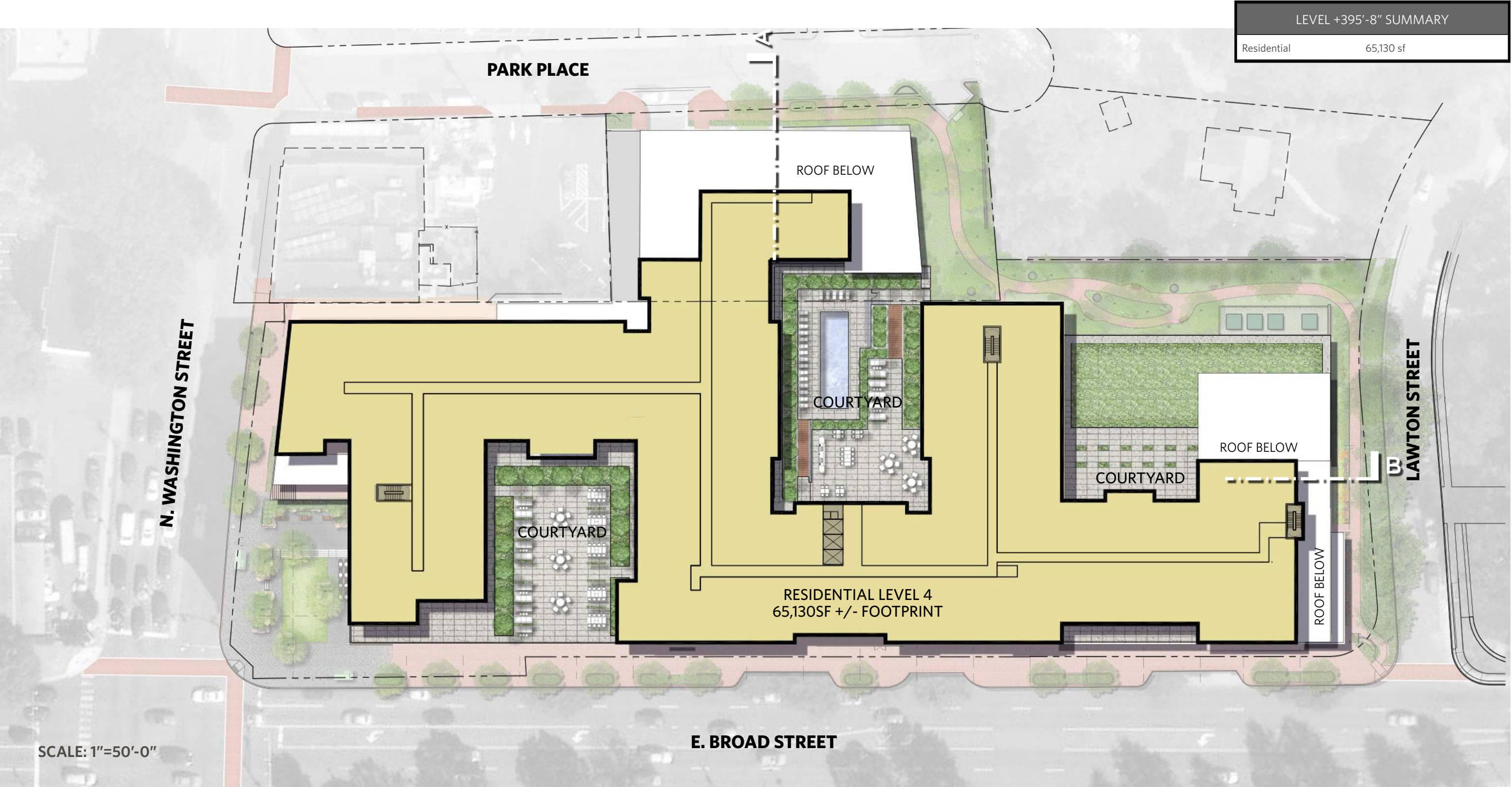


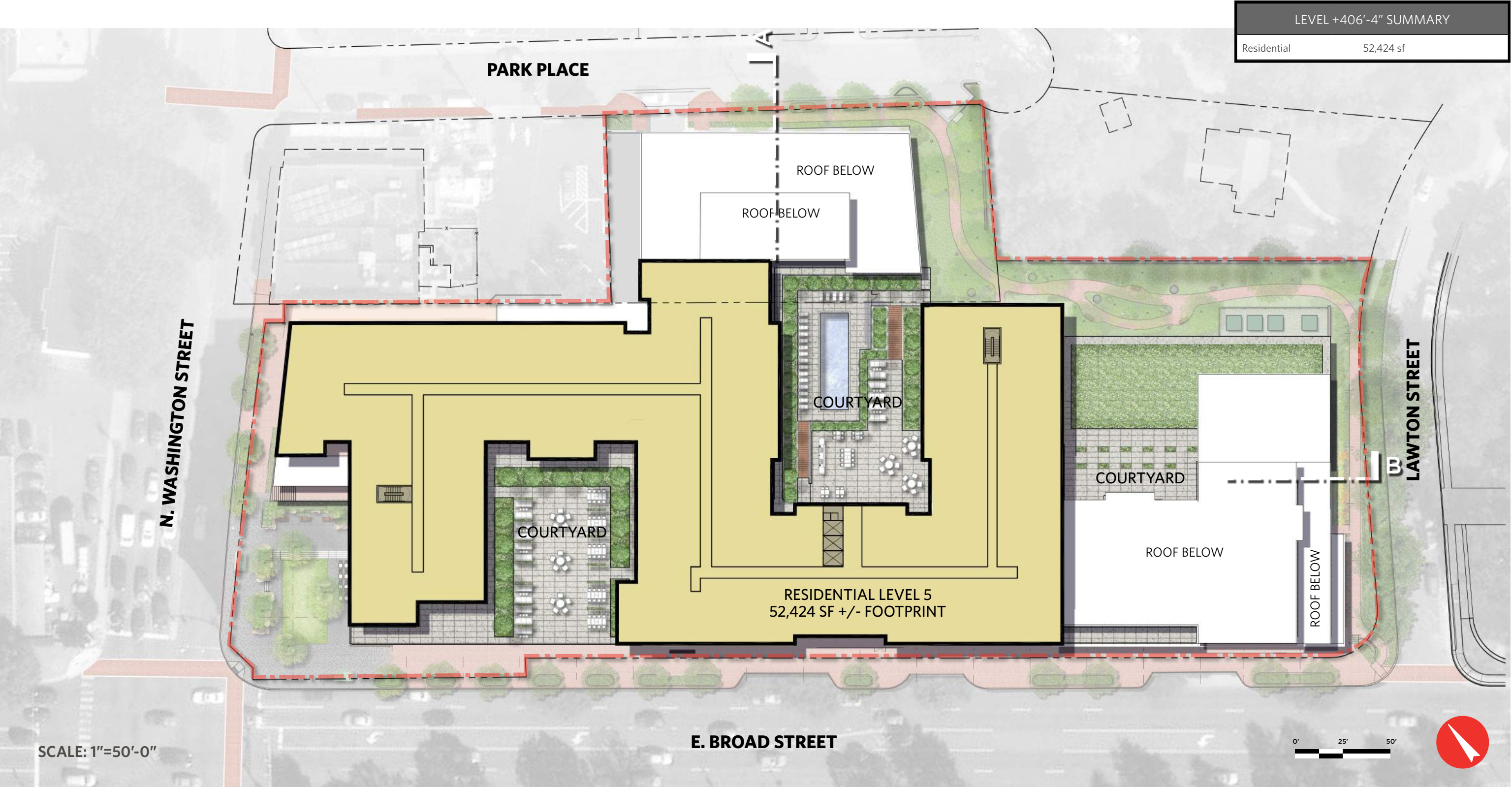






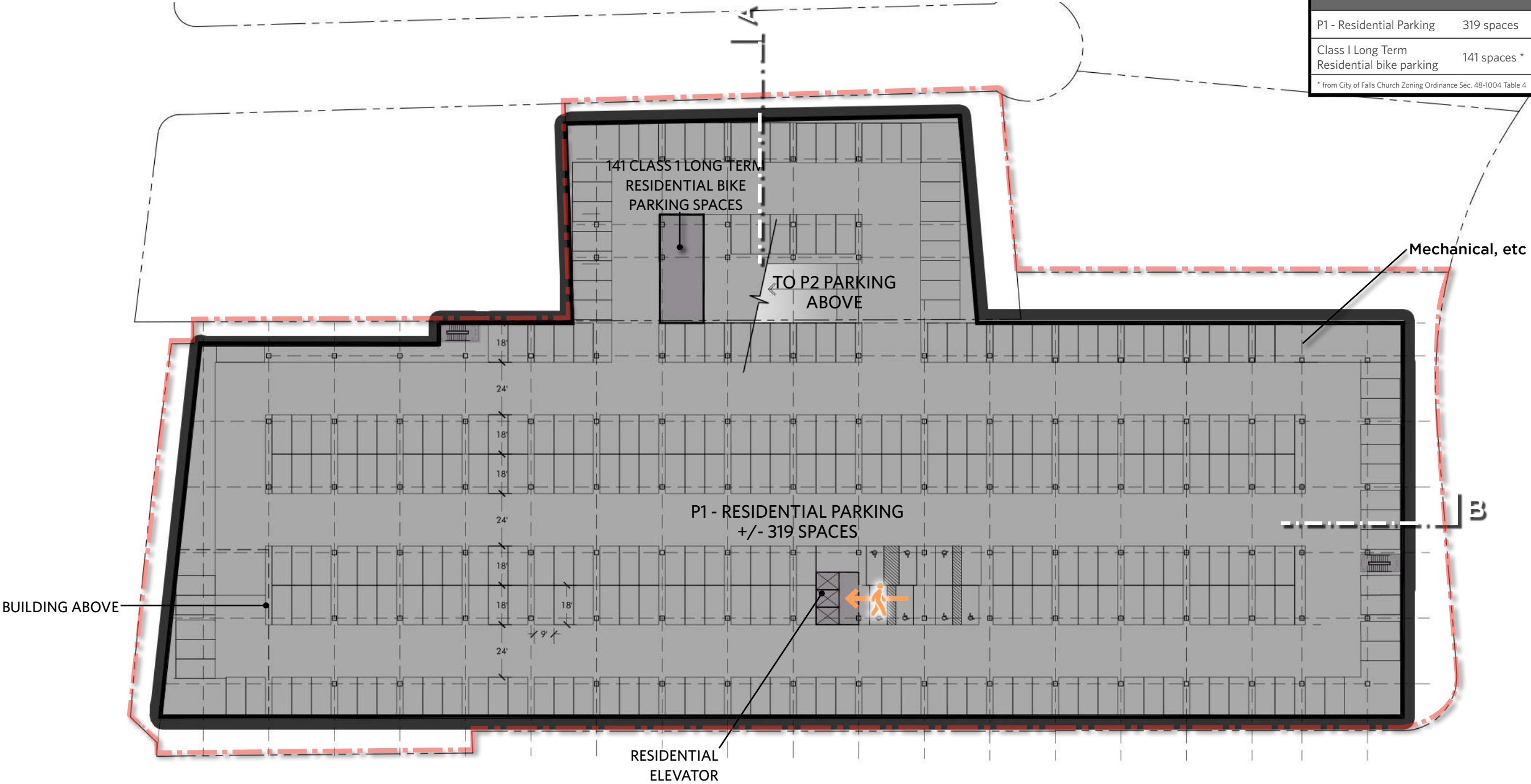






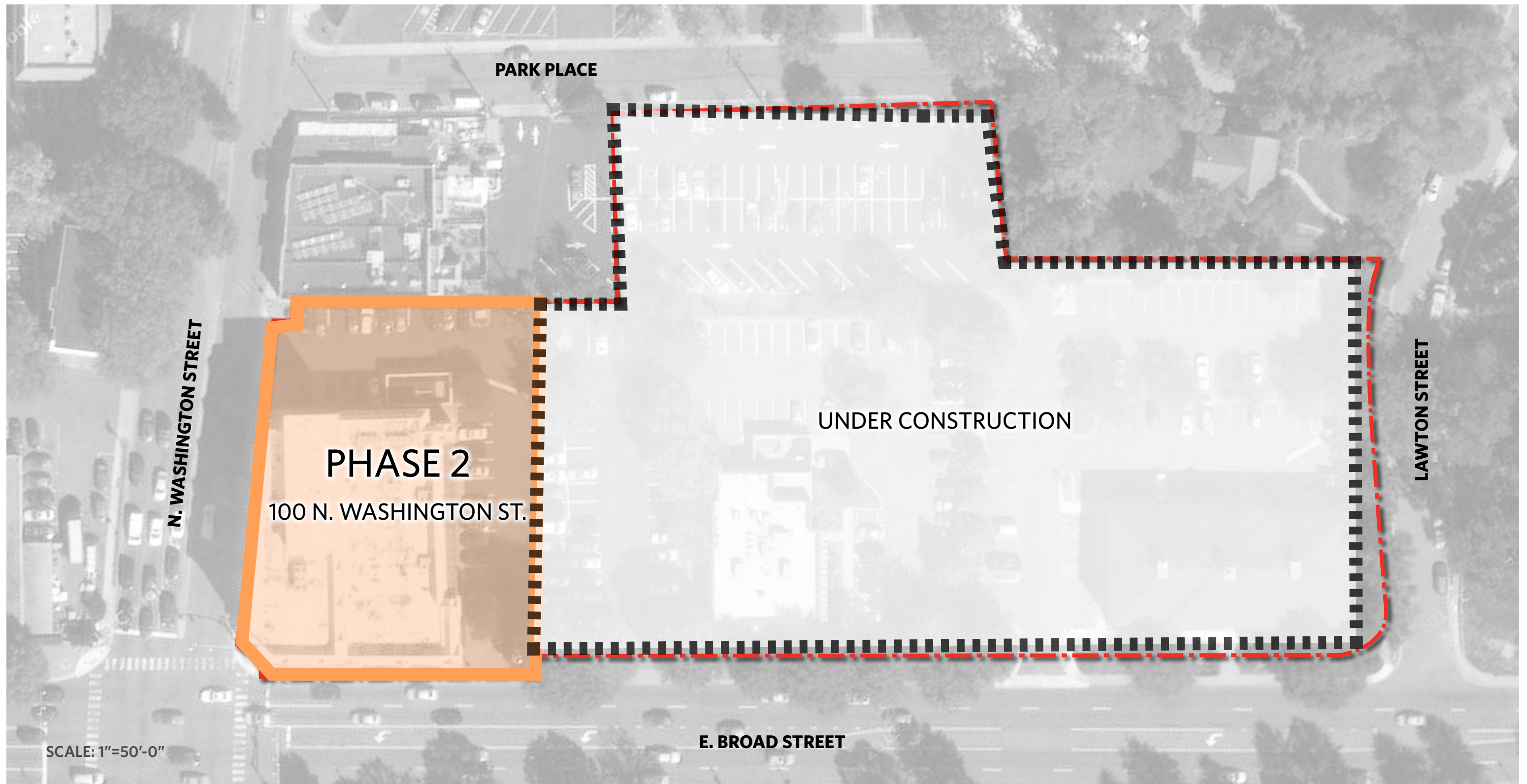


P1 LEVEL SUMMARY	
P1 - Residential Parking	319 spaces
Class I Long Term Residential bike parking	141 spaces *
* from City of Falls Church Zoning Ordinance Sec. 48-1004 Table 4	

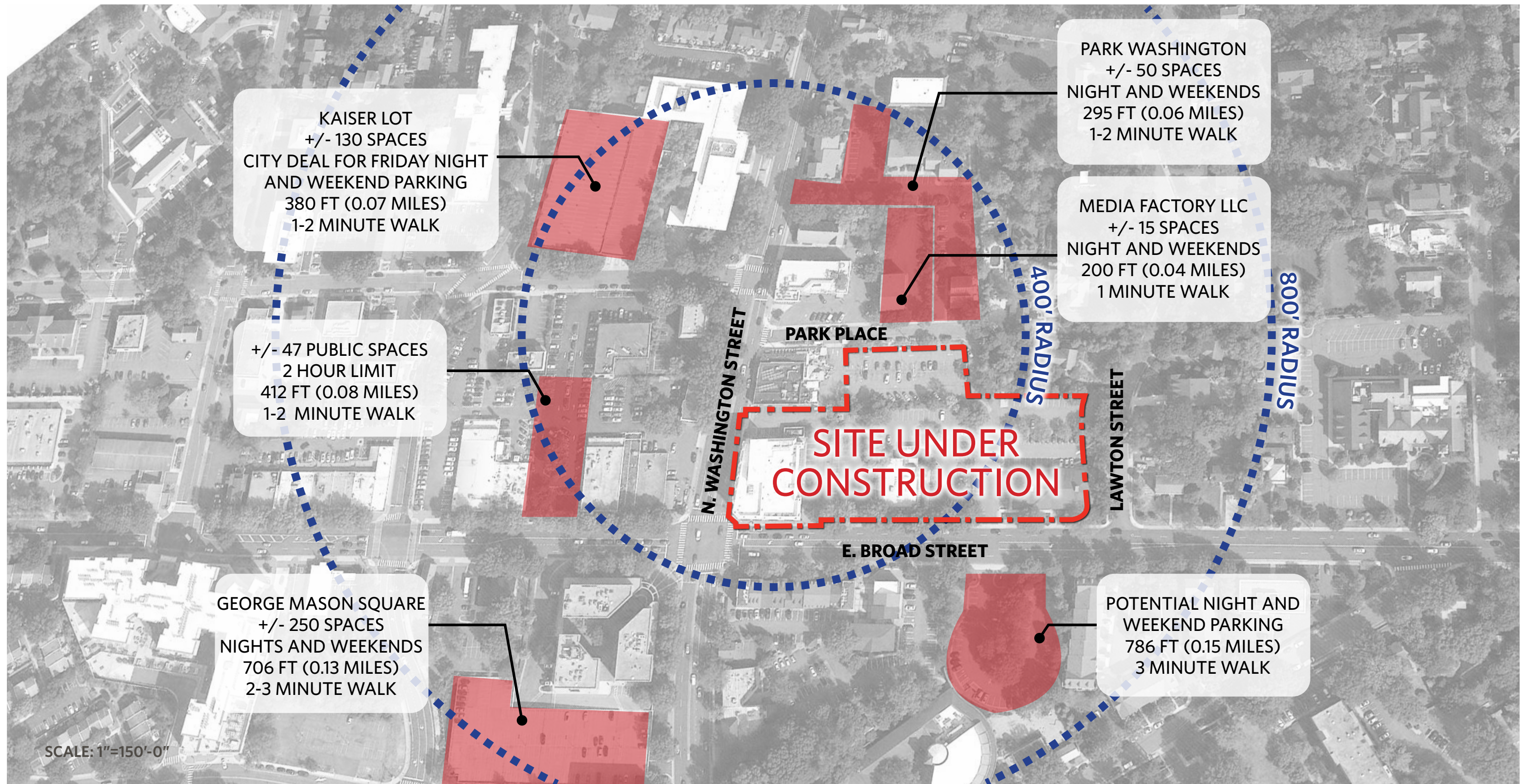




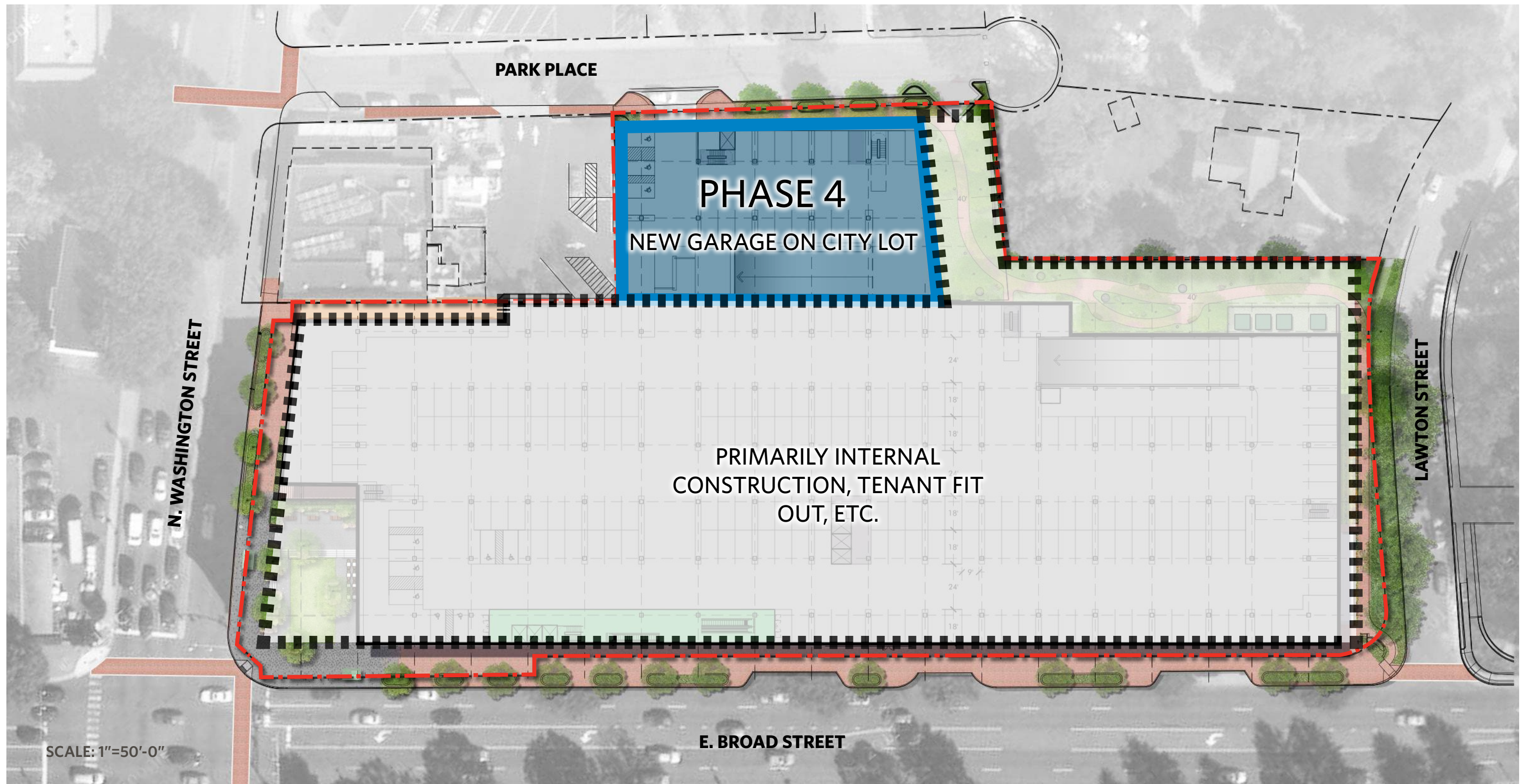
- **PHASE 1 – DEMOLISH 100 N WASHINGTON, APPLEBEE’S & 131 E. BROAD - CITY LOT REMAINS AS-IS (+/- 4-6 WEEKS)**



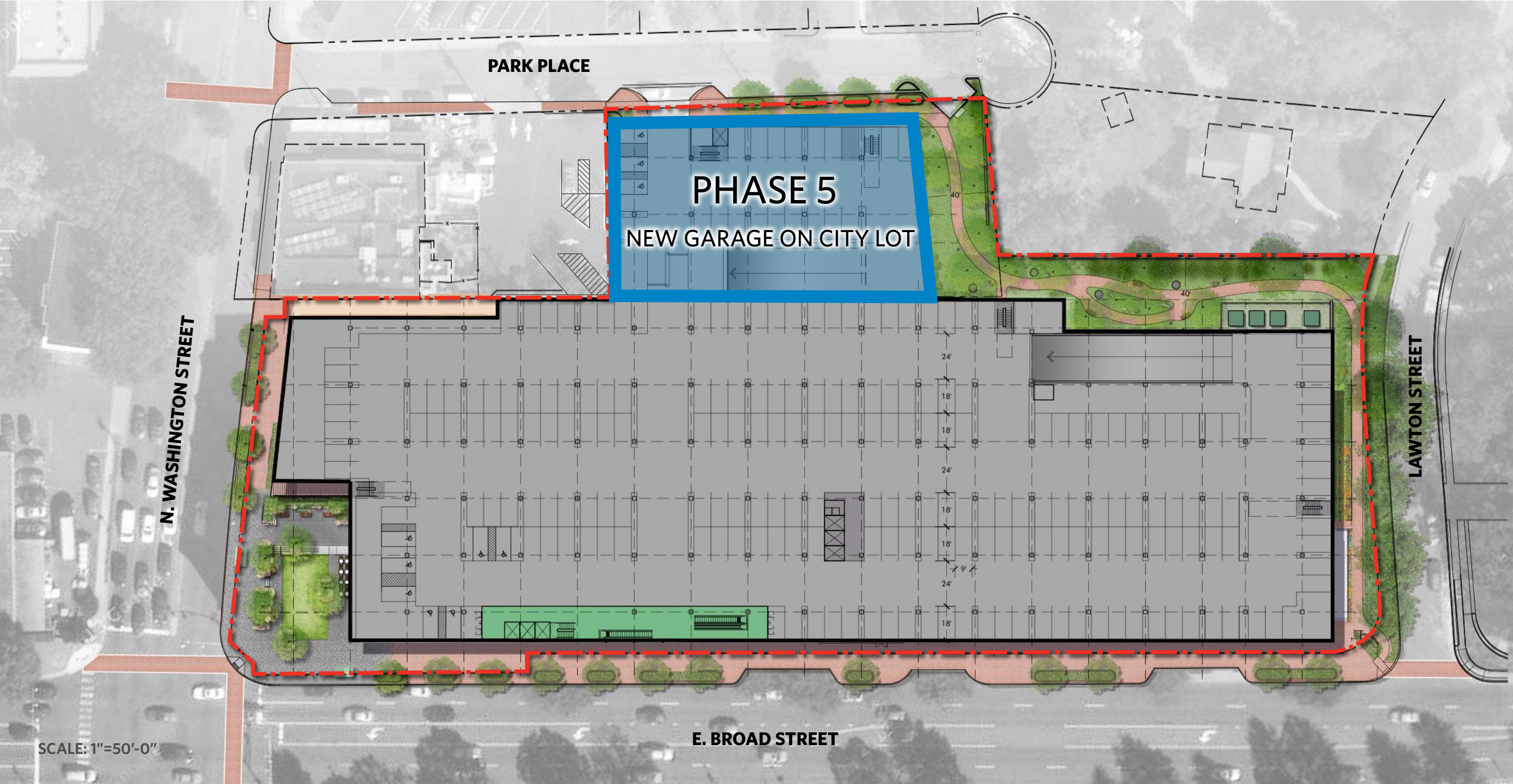
- **PHASE 2 - SURFACE PARKING LOT CREATED ON SITE OF 100 N. WASHINGTON, INCLUDING EXISTING SPACES NEXT TO THOMPSON'S - RESERVED FOR STATE THEATER, BEACH SHACK & THOMPSON'S CUSTOMERS (+/- 10 MONTHS)**



- **PHASE 3 - EXCAVATE ENTIRE SITE EXCEPT FOR AREA UNDER 100 N. WASHINGTON; EXPEDITE CONSTRUCTION OF NEW GARAGE ON SITE OF CITY LOT, UP TO P4 LEVEL - OCCUPY NEW GARAGE FOR PUBLIC USE (+/- 6 MONTHS)**

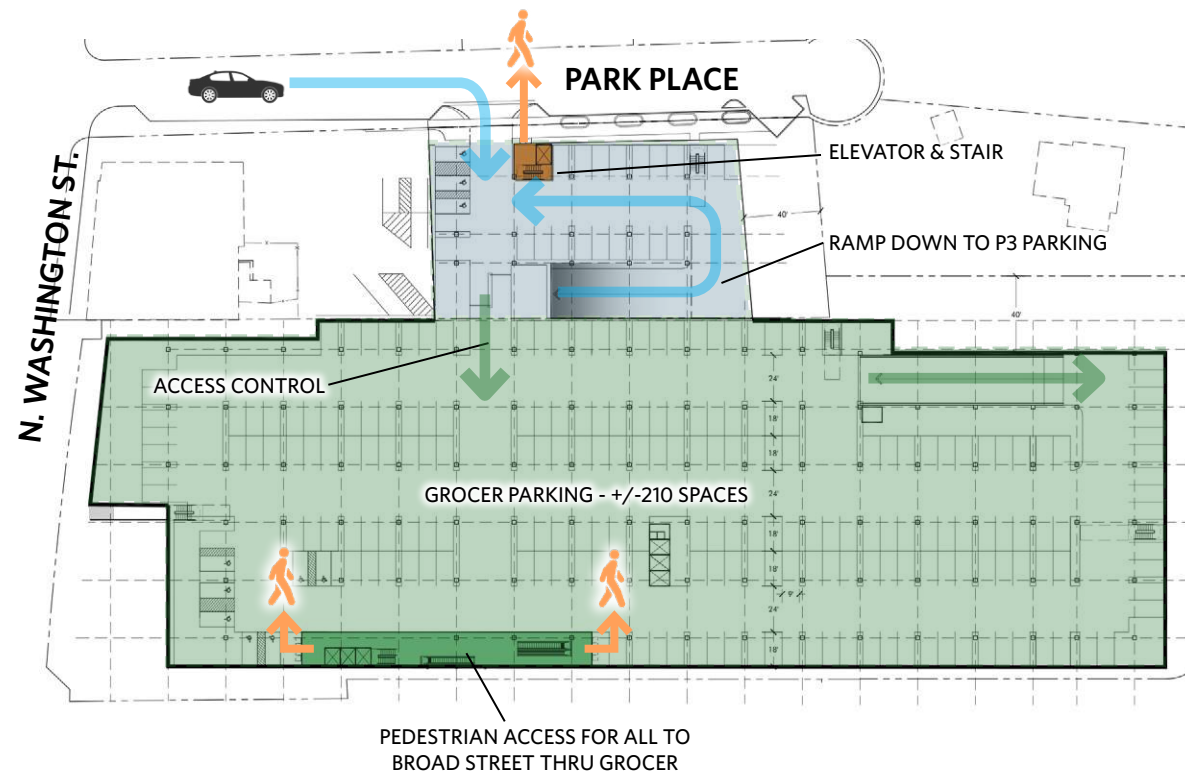


- **PHASE 4 - PUBLIC PARKING IN NEW GARAGE ON CITY LOT WHILE RESIDENTIAL FLOORS BEGIN OCCUPANCY (+/- 6 MONTHS)**

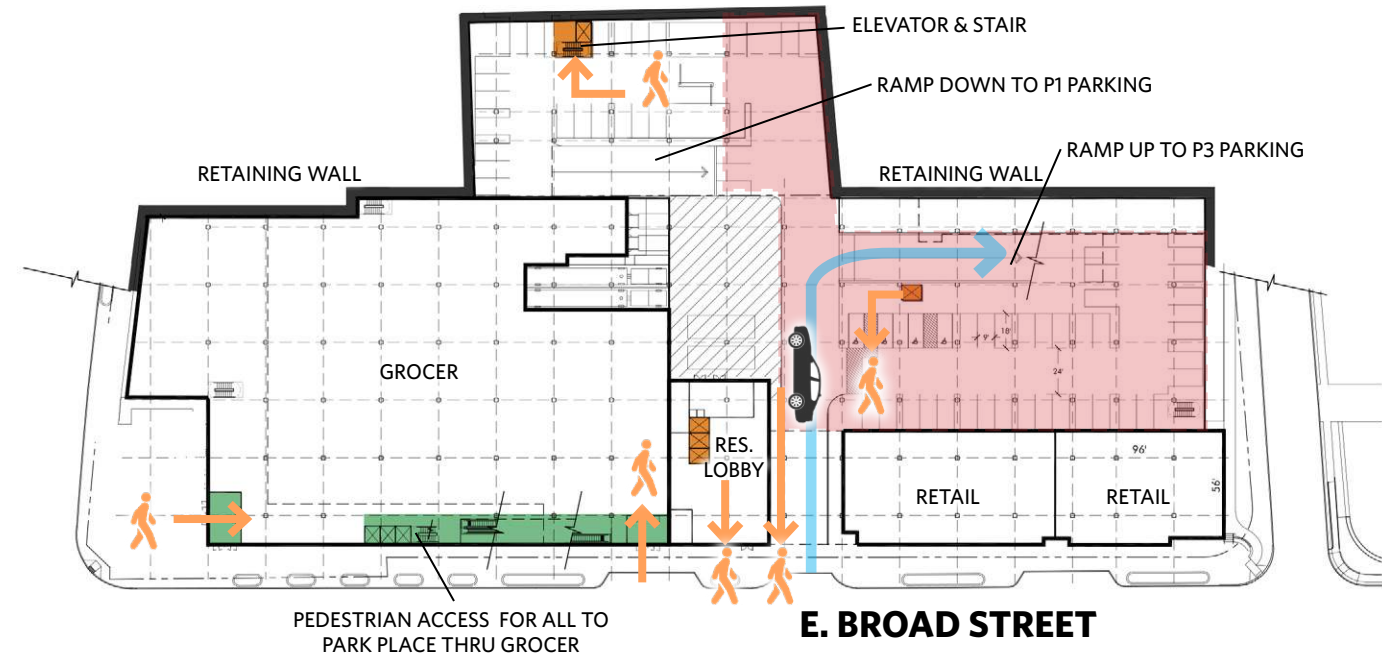


PHASE 5 - FINAL OCCUPANCY OF BUILDING AND PUBLIC PARKING IN PERMANENT LOCATION

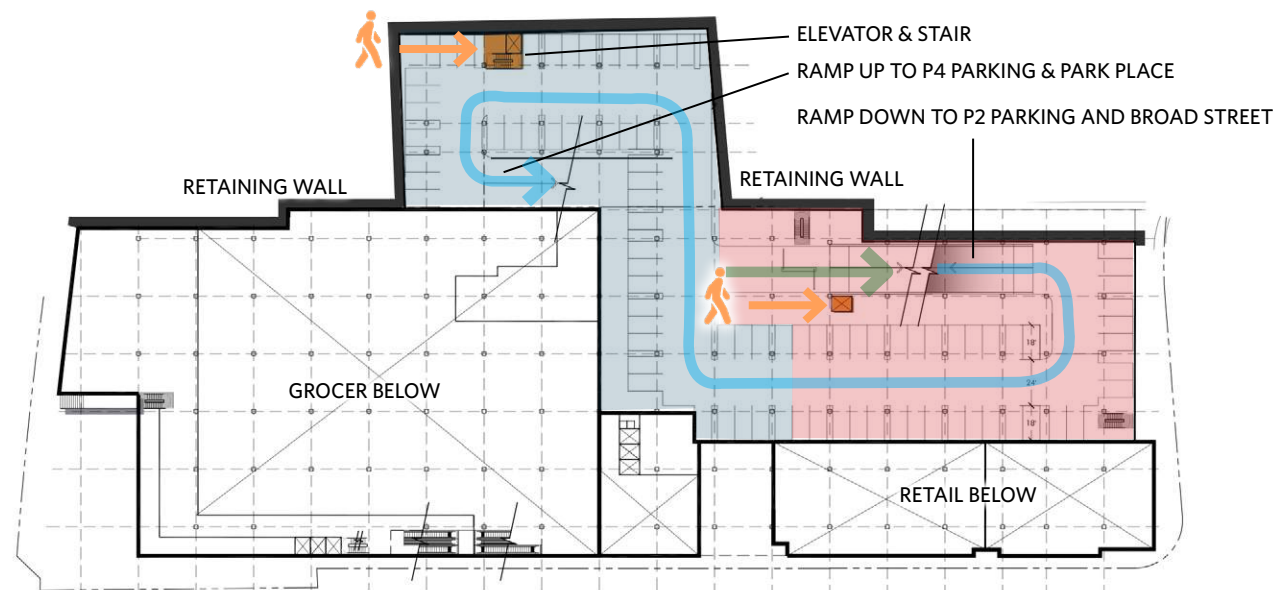
Total Dedicated and Shared Public/Retail Parking - 142 spaces



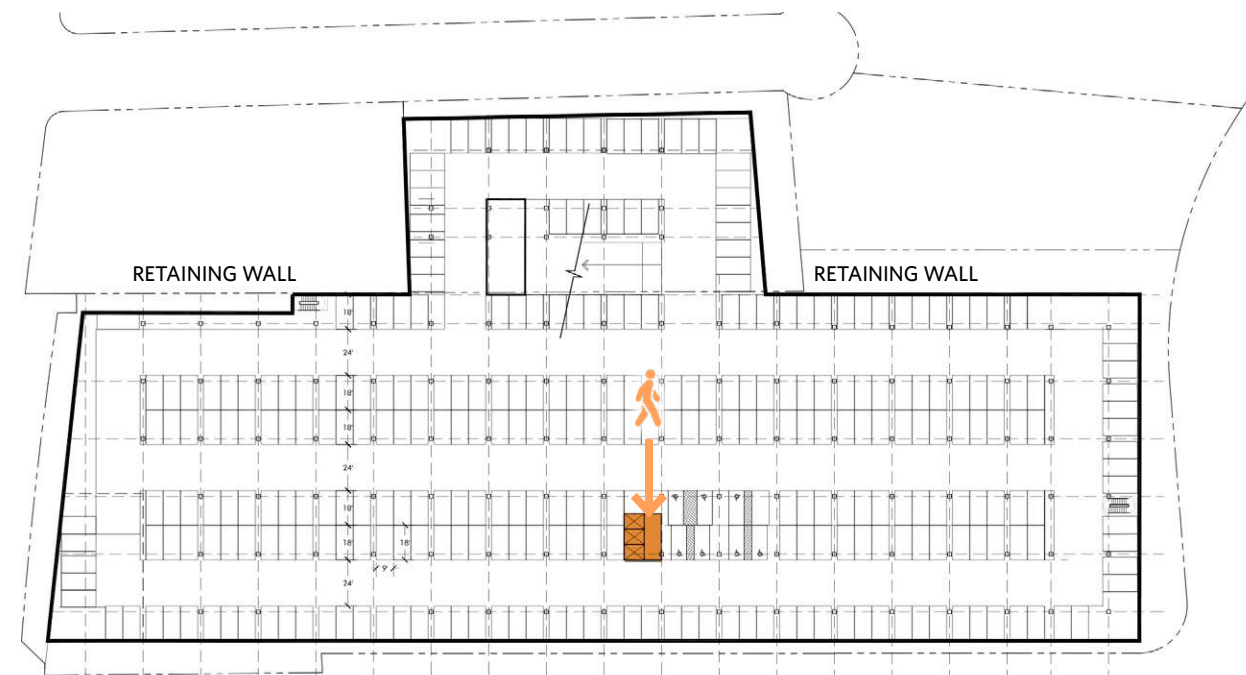
P4 level - Park Place Entrance +/-22 spaces & +/-210 spaces



P2 level - E. Broad Street Entrance +/- 41 spaces



P3 level - Intermediate Level +/- 79 spaces



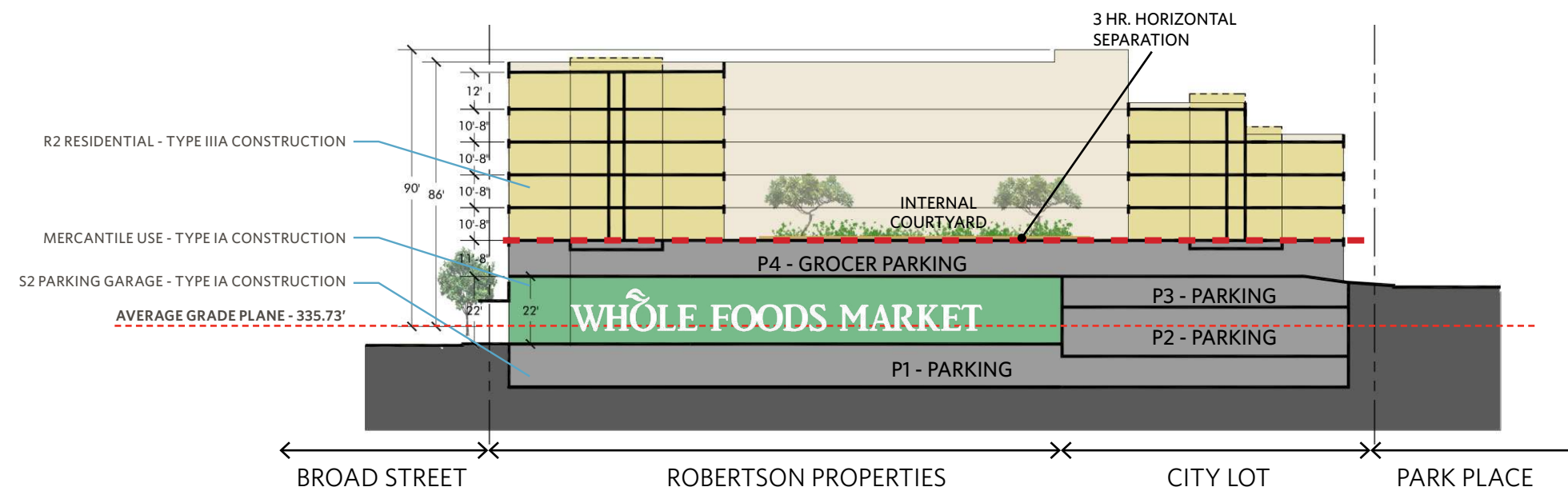
P1 level - Residential Parking Level - +/-319 spaces

Legend

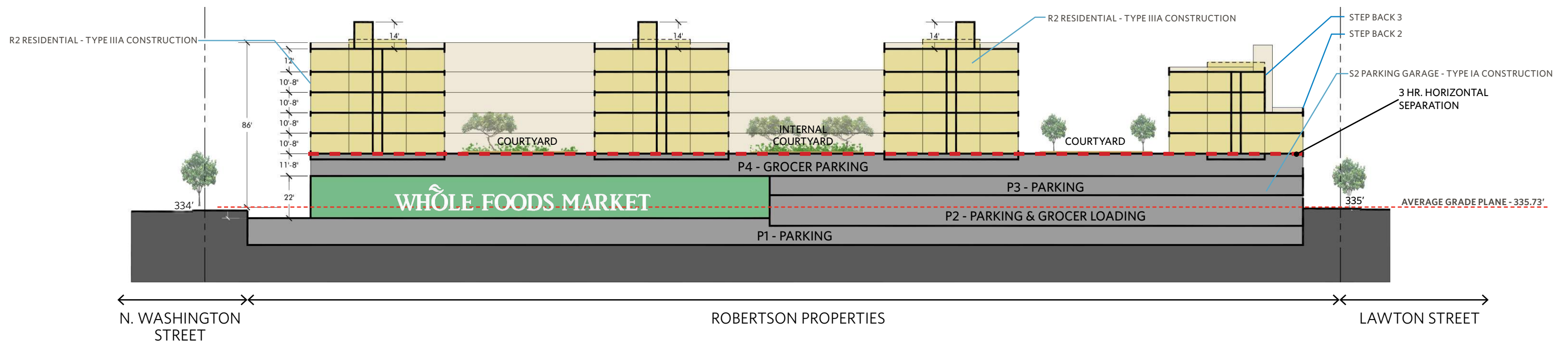
- SHARED PUBLIC SPACES
- DEDICATED PUBLIC SPACES
- DEDICATED WFM SPACES
- VEHICULAR CIRCULATION (PUBLIC AND RETAIL)
- VEHICULAR CIRCULATION (GROCER)
- PEDESTRIAN ACCESS

*NOTE - PARKING LOCATION AND MANAGEMENT MAY BE MODIFIED PURSUANT TO THE PERMANENT PARKING PLAN SUBMITTED PURSUANT TO THE VOLUNTARY CONCESSIONS.

BUILDING SECTIONS



NORTH-SOUTH SECTION A

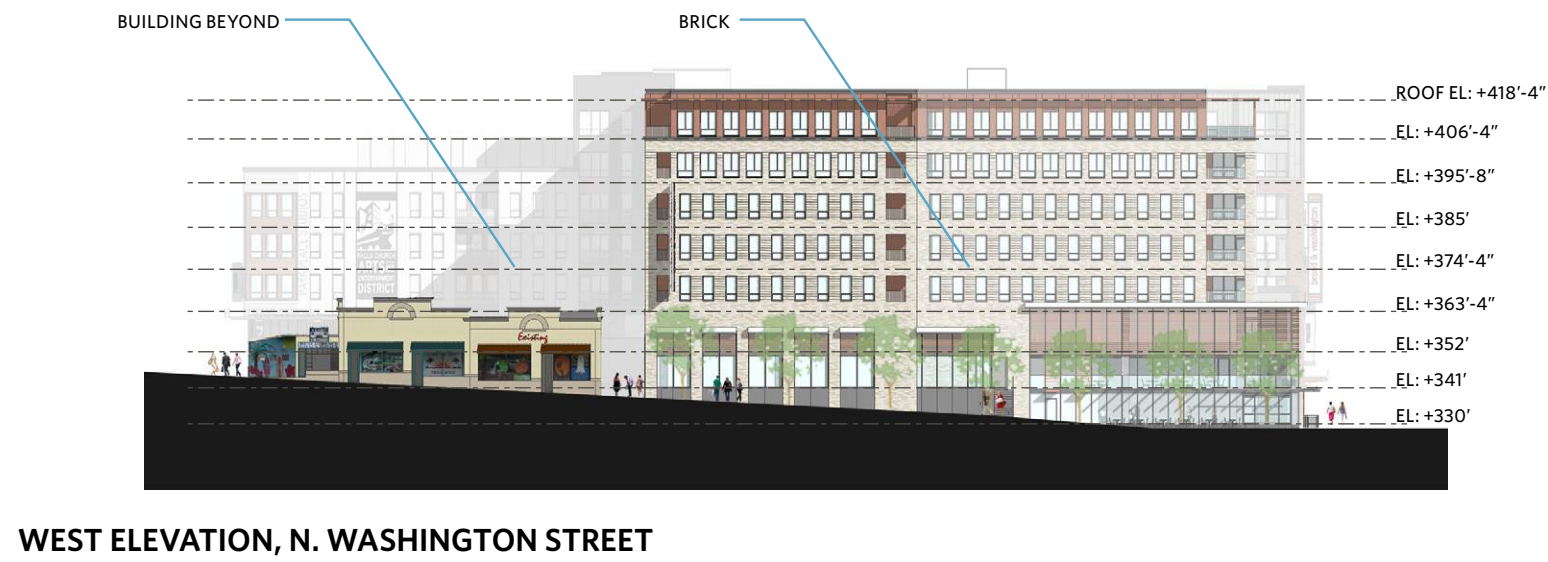
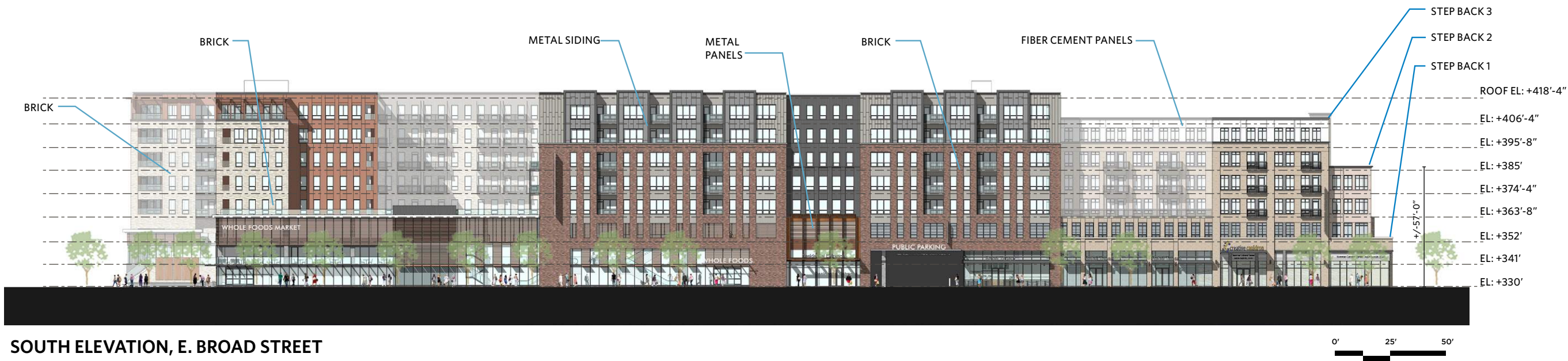


EAST-WEST SECTION B

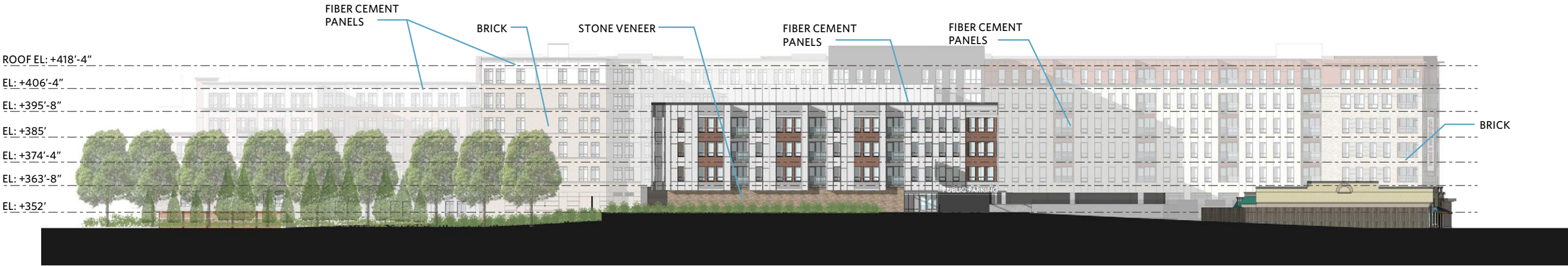
DESCRIPTION OF STRUCTURE:

Mixed-Use Podium building based on IBC 2015, Section 510.2-Horizontal Building Separation Allowance. Building consists of 1 level underground Parking (Type IA construction) + 2 level above grade, Retail & Parking (Type IA construction) + 2 to 5 levels R2 Residential (Type IIIA construction) above 3 hour horizontal separation.

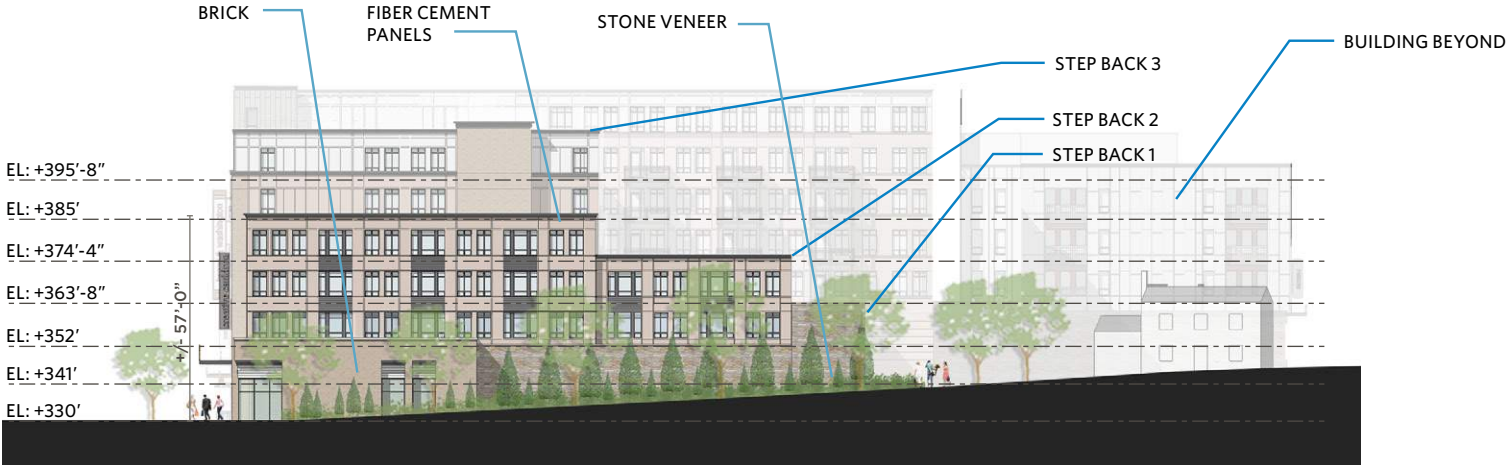
BUILDING ELEVATIONS



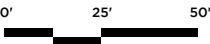
Note: The elevations and material summary shown here are illustrative in nature and meant to broadly convey the aesthetic intent for the project. As such, flexibility is requested to vary the final selection within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.



NORTH ELEVATION, PARK PLACE



EAST ELEVATION, LAWTON STREET



Note: The elevations and material summary shown here are illustrative in nature and meant to broadly convey the aesthetic intent for the project. As such, flexibility is requested to vary the final selection within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.



PARTIAL SOUTH ELEVATION - EAST BROAD STREET



PARTIAL SOUTH ELEVATION - EAST BROAD STREET
SCALE: 1' = 1/32"

SIGNAGE - ELEVATIONS

BUILDING FRONTAGE BEHIND ADJACENT RESTAURANTS

BUILDING FRONTAGE ALONG NORTH WASHINGTON ST.



WEST ELEVATION - NORTH WASHINGTON STREET
SCALE: 1' = 1/32"

	Sign Number	Area
Grocery	G-1	2.5' x 10' = 25 sf*
	G-2	3' x 40' = 120 sf
	G-3	3' x 40' = 120 sf
	G-4	3' x 40' = 120 sf
	G-5	1.5' x 20' = 30 sf**
Wayfinding	W-1	2' x 30' = 60 sf***
Retail Tenant Zone	T	T.B.D.****
Retail	T-1	2.5' x 26' = 65 sf
	T-2	3' x 21' = 63 sf
	T-3	2' x 8' = 16 sf
Residential	R-1	4' x 33' = 132 sf
	R-2	4' x 30' = 120 sf*****
* G-1 shown at two locations near parking entrances ** G-5 shown at all three plaza/street entrance doors *** W-1 shown at two parking entrances **** Retail signage may vary based on tenant branding requirements. ***** R-2 shown at two locations.		

BUILDING BEYOND

BUILDING FRONTAGE ALONG PARK PLACE

BUILDING BEYOND



PARTIAL NORTH ELEVATION - PARK PLACE
SCALE: 1' = 1/32"











VIEW SEEN FROM LAWTON STREET (ALONG 107 LAWTON STREET) SHOWING PROGRESSIVE CHANGES IN MASSING









Legend

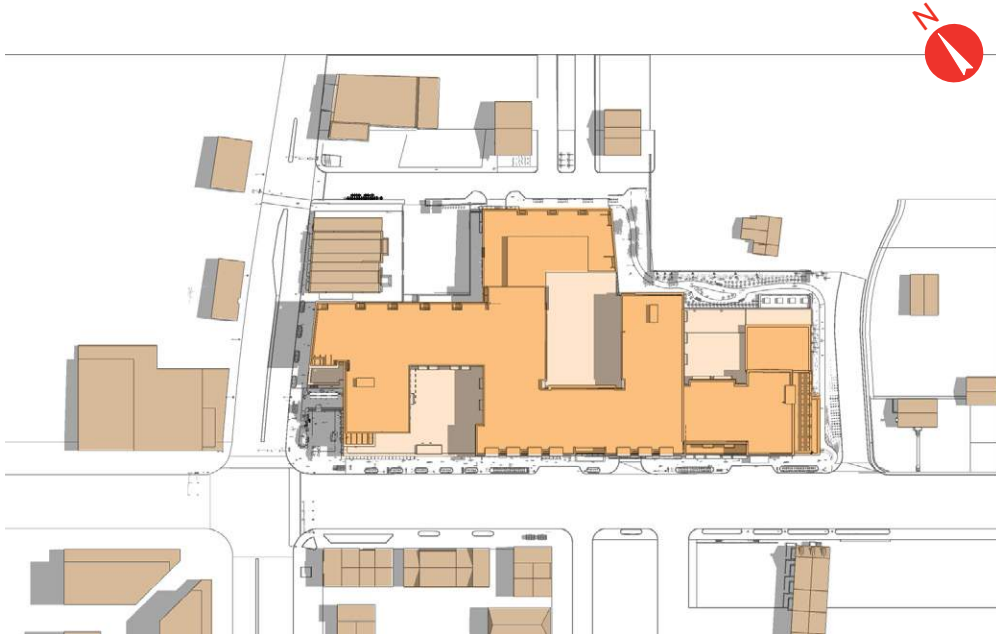
- | | |
|---|--------------------------------|
| 1 Plaza Unit Paving | 10 Pole Light |
| 2 FC City Standard Brick Paving | 11 Existing Traffic Signal |
| 3 Lawn | 12 Bus Shelter |
| 4 Canopy Tree | 13 Bike Rack |
| 5 Boulder | 14 Trash/Recycling Receptacles |
| 6 Bench | 15 Trellis and Swings |
| 7 Stairs and Handrail | 16 Decorative Panel |
| 8 Potential Outdoor Seating (by Tenant) | ▲ Building Access / Egress |
| 9 Street Light | ▲ Site Entrance |











JUNE 21 - 10 AM



MARCH 21 - 10 AM



DECEMBER 21 - 10 AM



JUNE 21 - 4 PM



sunrise:
5:43 am



sunset:
8:37 pm



MARCH 21 - 4 PM



sunrise:
7:09 am



sunset:
7:22 pm



DECEMBER 21 - 4 PM



sunrise:
7:24 am



sunset:
4:50 pm